

Chapter 17.13: Residential Zoning Districts

§17.13.110. AG, Agricultural District

The AG, Agricultural district is intended to (1) accommodate agricultural land uses; (2) protect environmentally sensitive areas of the community; (3) provide an interim zoning classification for lands annexed into the City; or (4) accommodate household living uses in detached houses. The AG district corresponds to the AG land use classification of the General Plan. Explanation 17.13.110 provides examples of development patterns possible in the AG zoning district.

A. Lot Size and Development Density

1. Minimum area for new lots or parcels after subdivision: As established in Table 17.15.010, as adopted by the Planning Commission.
2. Maximum density in number of units per acre of net land area for new lots or parcels: As established in Table 17.15.010, as adopted by the Planning Commission. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, site specific considerations, and other requirements of this Title.

B. Requirements for Planned Developments

Dwelling units with planned development approval may be placed on parcels of not less than two and one-half acres, provided that:

1. There is the equivalent of at least two and one-half acres of usable common area open space or an equivalent for each dwelling unit,
2. The use of clustering and density transfer are permitted provided that the overall land area calculation is one dwelling unit per ten acres, even though some parcels may be smaller than ten acres. The difference shall be comprised of un-subdivided common area.

C. Site Development Considerations

1. Design review: Required for planned developments and subdivisions, and for individual residences above the visual sensitivity area established in the Land Use Element.
2. On-site usable open space: In conjunction with planned development requirements, there shall be at least 1,386 square feet of usable open space on each lot or as a part of overall open space requirements as adopted in design review of the project. In

the zoning district, there is no reduction for additional units.

Explanation 17.13.110: Development Examples, AG Zoning District

1. On 20 acres of net land area, 2 single family homes could be built, each on a 10 acre lot.
2. On 20 acres of net land area, 2 single family homes could be built, each on a 2 ½ acre lot if 15 acres of dedicated common open space was provided.

D. Maximum Occupancy, Vehicle Limitation

1. One family unit or not more than three unrelated adults.
2. Family unit occupancy – Section Reserved.
3. Parking shall conform to code (Parking §17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking.